

How do site plans transition to grading, storm drain and sediment control permits?

Right-of-Way Permits

Chapter 50 of the *County Code* sets forth certain requirements which must be met as a condition of subdivision approval. DPS' concern is that all public improvements will be provided that meets the county standards prior to allowing subdivision of any land. Typical public improvements include paved streets, storm drainage systems, sidewalks, and streetlights.

Approval of a record plat by DPS means that all transportation related rights-of-way and easements are granted and that all public improvements will be guaranteed, either by the posting of a construction bond by the developer, or in some cases, by a legally binding Public Improvements Agreement (PIA).

The Department of Public Works and Transportation (DPWT) has the responsibility for initial subdivision approval, subject to certain transportation access and improvement requirements. These requirements are documented by letter from DPWT to Planning Board staff, which then are translated to DPS permit requirements. DPS approval occurs after the subdivision preliminary or site plans have been approved by the Planning Board, but before final recording of the record plats in the county land records office.

After the Planning Board approves the development through preliminary and/or site plan review, the applicant or his engineer submits the original record plat and any required supporting documentation to DPS. Supporting documentation required varies with the complexity of the subdivision, but, as a minimum, consists of the following:

- Conditions of subdivision approval by DPWT
- A preliminary plan and site plan, if applicable
- A proposed Grade Establishment Plan

DPS reviews the Grade Establishment Plan for conformance with the county Code and various County standards which ensure safe sight distance per the classification of the propose road. After the Grade Establishment is approved, the developer's engineer can then submit a Storm Drain and Paving Plan for review and approval. The record plats associated with the development are being review concurrently.

At this time, the developer has the option to secure a grading permit to allow the road bed to be rough graded to the approved street grade. This will allow the developer to start the initial road construction while the final design plan is still under review by DPS. Once the Storm Drain and Paving Plan is approved, along with a construction cost estimate for the improvement, the developer can then

post the required bonding for roadway construction. The record plats can now be approved by DPS. The developer will then file for a formal Use Permit Application to install the storm drain and paving for the proposed streets.

Sediment Control and Stormwater Management

The association between site plans and sediment control permits begins with stormwater management concept plans. Section 19-23 (a) of the Code states that

- “before the Board may approve a preliminary plan of subdivision, an applicant must submit a stormwater management concept plan to the Department (of Permitting Services) for review and approval....”.
- “the Department may require incrementally more specific submittals at each stage of the approval process for a project that requires site plan or development plan review”.

In accordance with Section 19-23(b) the approved stormwater management concept plan becomes the basis for a stormwater management design plan that is submitted for review and approval in the sediment control permitting process. The stormwater management design plan must conform to the requirements in the concept plan and serves as a basis for all later construction.

When applicable, sediment control permits cannot be issued prior to Board approval of a preliminary and/or site plan. Also, when applicable, sediment control permits cannot be issued until the development complies with Chapter 22A, Forest Conservation-Trees of Code. Chapter 22A is administered by the Department of Park and Planning.